

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Adam R. Burney
Land Use Director

Minutes
April 25, 2016

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA
Time: 6:30 PM
Present: Damon McQuaid, Kenneth Chenis, Gregory Bittner, Adam R. Burney
Absent: Matthew Allison, David Prokowiew

INFORMATION MEETING: 301 Massachusetts Avenue, Hannaford- see separate minutes.

PUBLIC HEARING: 274 Prospect Street (cont'd)- Applicant requested a continuance via email. **K. Chenis, Motion to continue to May 9, 2016, 6:35 PM, Second, G. Bittner, all aye.**

MINUTES APPROVAL: All minutes signed.
4/11/16- Motion, K. Chenis, Second, G. Bittner
36 Summer Street, 4/11/16- Motion, K. Chenis, Second, G. Bittner
Zoning Article 4/11/16- Motion, K. Chenis, Second, G. Bittner
203 West Townsend Road, 4/11/16- Motion, K. Chenis, Second, G. Bittner

COMMITTEE REPORTS:

Building Reuse Committee- no report

Capital Planning Committee- no report

Agricultural Commission- no report

Storm Water Task Force- no report

MJTC- Presentation given on complete streets program. The Summer Street project is at risk as the planned estimate went from \$6.9M to \$13M. It will not currently fit into its target of 2017 with its increase of \$6M.

MRPC- no report

Open Space Ad Hoc Committee- no report

School Building Committee- Move to take place June 13-17. Looking for building occupancy by May 18.

Green Community Task Force (GCTF)- G. Bittner previously serving as the Board's liaison, has been appointed as a member of the Task Force. Meeting scheduled for May 5th.

DEVELOPMENT STATUS REPORTS: no report

36 Summer Street- Board Endorsement- Board Decision and Plan signed.

203 West Townsend Road- Board Endorsement- Board Decision signed.

Traffic Counts- Board consensus to submit count requests to the Town Manager for Whalom Rotary at Pond and Prospect, Northfield and Oak, and West Street east of Electric Avenue (between Electric Avenue and Hollis Road).

Site Plan Approval/Special Permit/Rules and Regulations: Board review of Second Draft. In addition to minor changes, there was discussion on waivers, definition of "public interest", and placing a fee on requests for extension. There was also concern that if an extension request was reasonable, e.g., an applicant responding to issues the Board wants addressed, no fee should be imposed. No change will be made at this time. Site access permission will be added to Section 4.0. A. Burney to make revisions. There was continued discussion as to abutter notification with D. McQuaid and K. Chenis opining notification should go to only the property owner as required by law.

Town Meeting, May 7, 2016- Board discussion as a result of zoning articles' presentation at the April 19th Board of Selectmen meeting.

6.4.3. Off-Street Parking Design Standards

Board of Selectmen had concerns with screening for parking in residential uses. Clarification will be added to denote the screening pertains to commercial or multifamily (3+) dwellings. e.10. will be revised to include d.1. Board of Selectmen also felt the requirement for driveways to have a "durable, dustless" surface, e.g., paved, placed an unfair burden on the homeowner. In addition, the Board of Selectmen was looking for a more pervious surface for stormwater. It shall be edited to note that only the first 12 feet of a driveway to one- or two- family homes needs to be a "durable, dustless" surface.

K. Chenis, Motion to be made on Town Meeting floor to strike c)2., modify 7.a. to include an exemption of single family homes outside of the first 12 feet, and add d)1. to e.10., Second, G. Bittner, all aye.

8.4. Site Plan Approval

Board of Selectmen concerned with requirement that any change of use within an existing building or site would require site plan review. A. Burney noted that the Planning Board has the authority to waive this requirement and that this could be covered in the Board Rules and Regulations for Special Permits and Site Plan Approval. Consideration could be given to preexisting nonconforming features under the waiver condition.

David Rodgers, 82 Highland Street- concerned with putting time/ money hurdles in front of people.

K. Chenis, Motion to be made on Town Meeting floor for minor amendments, Second, G. Bittner, all aye.

MEETING SCHEDULE:

May 7-	Town Meeting
May 9-	Public Hearing- 39 Massachusetts Avenue
	Public Hearing- 233 Lancaster Avenue
May 23-	Public Hearing- Highfield Village
	Public Hearing- 234 Summer Street

BOARD COMMENTS/CONCERNS:

G. Bittner inquired as to statuses of Hollis Hills and O'Brien Homes.

ADJOURNMENT: 9:15 pm

Documents used at meeting:

Minutes 04/11/16
Minutes 04/11/16, 36 Summer Street
Minutes 04/11/16, Zoning Article
Minutes 04/11/16, 203 West Townsend Road
DRAFT Rules and Regulations
Town Warrant